

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
SEPTEMBER 20, 1978

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m., Wednesday, September 20, 1978 in the City Hall Council Chambers.

ROLL CALL

Present: Councilmen - Hughes, Katnich,
Katzakian, McCarty
and Pinkerton(Mayor)

Absent: Councilmen - None

Also Present: City Manager Glaves,
Assistant City Manager Glenn, Public Works
Director Ronsko, City Attorney Mullen and
City Clerk Reimche.

INVOCATION

The invocation was given by Reverend Raymond Knapp, St. John's Episcopal Church.

PLEDGE

Mayor Pinkerton led the Pledge of Allegiance to the flag.

MINUTES

On motion of Councilman Katnich, Katzakian second, the Minutes of the adjourned regular meeting of August 30, 1978 were approved as written and mailed.

PUBLIC HEARINGS

HOLLY DRIVE
STREET LIGHTING
DISTRICT

Notice thereof having been published and posted in accordance with law, Mayor Pinkerton called for the Public Hearing on the proposed formation of the Holly Drive Street Lighting District.

Council was apprised that the boundaries of the district are Holly Drive between Loma Drive and Howard Street, and further that under the 1911 Improvement Act, proceedings had been initiated by the property owners who had presented a petition for the lights which had been signed by owners of more than sixty percent of the front footage of the proposed district.

Mr. T. Frey, a resident of Holly Drive inquired if the boundaries of the street light district could at this point be expanded. City Attorney Mullen replied that it could not because if it were not possible to obtain the signatures of the owners of more than 60% of the front footage of the total property subject to assessment for proposed improvement, it would then nullify the petition heretofore received which petition had been certified as sufficient.

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HOLLY DRIVE
STREET LIGHTING
DISTRICT (Contd.)

Additional discussion followed with questions being directed to Staff.

There being no other persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

RES. NO. 78-116
OVERRULING
PROTESTS

Councilman Katnich moved adoption of Resolution No. 78-116 overruling protests in the Holly Drive Street Lighting District. The motion was seconded by Councilman Katzakian and carried by unanimous vote.

RES. NO. 78-117
ADOPTING WAGE
RATES

Councilman Katnich then moved adoption of Resolution No. 78-117 adopting the scale of prevailing wage rates in the Holly Drive Street Lighting District. The motion was seconded by Councilman Katzakian and carried.

RES. NO. 78-118
ORDERING WORK

Councilman Katnich moved adoption of Resolution No. 78-118 ordering the work to be done in the Holly Drive Street Lighting District. The motion was seconded by Councilman Katzakian and carried.

RES. NO. 78-119
DIRECTING
ASSESSMENT TO
BE PREPARED

Councilman Katnich then moved for adoption of Resolution No. 78-119 directing the assessment in the Holly Drive Street Lighting District to be prepared. The motion was seconded by Councilman Katzakian and carried by unanimous vote.

PLANNING COMMISSION

The City Manager gave the following report of the Planning Commission meeting of September 11, 1978:

REZONE 301 W.
LOCUST ST. FROM
R-HD TO C-P

The Planning Commission -

Recommended approval of the request of Mr. Irvin Bender to rezone the parcel at the northwest corner of North Pleasant Avenue and West Locust Street (i.e., 301 West Locust Street) from R-HD, High Density Multiple Family Residential to C-P, Commercial Professional.

On motion of Councilman Katzakian, Katnich second, the matter was set for Public Hearing on October 4, 1978.

ITEMS OF INTEREST

The Planning Commission also -

1. Approved with the conditions as recommended by the Site Plan and Architectural Review Committee the request of Mr. Ronald B. Thomas on behalf of Aladdin Real Estate, Inc. for a Use Permit for a 3.2 acre neighborhood commercial center in Sanguinetti Park which is on the south side of West Turner Road between North Church Street and North Sacramento Street in an area zoned P-D(17), Planned Development District No. 17.

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ITEMS OF INTEREST
(Contd.)

2. Approved with the conditions as recommended by the Site Plan and Architectural Review Committee the request of Mr. Ronald B. Thomas on behalf of Aladdin Real Estate, Inc. for a Use Permit to construct a 39-unit, 5.2 acre condominium project in Beckman Estates, Unit #1 at the northwest corner of South Hutchins Street and Brandywine Drive in an area zoned P-D(15), Planned Development District No. 15.

3. Approved with the conditions as recommended by the Site Plan and Architectural Review Committee the request of Mr. Ronald B. Thomas, on behalf of Aladdin Real Estate, Inc. for a Use Permit to construct a 15.2 acre shopping center at the southwest corner of West Kettleman Lane and South Fairmont Avenue in an area zoned P-D(15) Planned Development District No. 15.

4. Approved the Tentative Map of Vineyard Center Unit #1 (formerly Beckman Ranch Shopping Center), a 15.2 acre, 5 parcel shopping center at the southeast corner of West Kettleman Lane and South Fairmont Avenue in an area zoned P-D(15), Planned Development District No. 15.

5. Determined that a zoning hardship existed and approved the request of Mr. Douglas Brown to reduce the required lot width from 60 feet to 47.6 feet to permit the construction of a duplex on a corner lot containing 8,179 square feet at 1604 Lake Street in an area zoned R-2, Single-Family Residential.

COMMUNICATIONS

ABC LICENSE

City Clerk Reimche presented an application for Alcoholic Beverage License which had been received for the Rendezvous Club, 17-19 Elm Street, Arlene Gable, On Sale General Eating Place, Person to Person transfer.

PUC
APPLICATIONS

Council was apprised by City Clerk Reimche that a Notice had been received regarding Application No. 58347 filed with the P.U.C. on September 11, 1978 by Greyhound Lines, Inc., requesting approval to increase its passenger bus fares and package express rates.

LETTERS REC'D RE
POSSIBLE ZONING
CHANGE IN AREA OF
NORTH CLUFF RD

City Clerk Reimche advised the City Council that thirty-three letters had been received from citizens who are opposed to possible zoning of North Cluff Road to Industrial and Commercial zoning.

LTR. OF SUPPORT
REC'D FROM CITY
OF COLTON

Mayor Pinkerton read a letter received from the City of Colton supporting the City Council of the City of Lodi's resolution requiring that all items purchased in City projects be produced in facilities that pay no less than the Federal National minimum wages.

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REPORTS OF THE
CITY MANAGER
CONSENT
CALENDAR

In accordance with the report and recommendation of the City Manager, the following actions hereby set forth between asterisks, on motion of Councilman Katzakian, Katnich second were approved by Council.

CLAIMS

CLAIMS WERE APPROVED IN THE AMOUNT OF \$853,679.51.

AWARD-CONTRACT
FOR MOKELUMNE
VILLAGE STORM
DRAIN

City Manager Graves presented the following bids which had been received for "Mokelumne Village Storm Drain, Donner Drive to Mokelumne River" as follows:

RES. NO. 78-120

BIDDER	BID
Toni Construction, Inc.	\$ 83,955.00
R. D. Engineering	\$ 84,482.50
E. P. Construction, Inc.	\$ 95,050.00
Huffman-Sullivan, Inc.	\$192,209.93

Following recommendation of City Manager Graves Council adopted the following resolution.

RESOLUTION NO. 78-120

RESOLUTION AWARDING THE CONTRACT FOR "MOKELUMNE VILLAGE STORM DRAIN, DONNER DRIVE TO MOKELUMNE RIVER" TO TONI CONSTRUCTION, INC., THE LOW BIDDER, IN THE AMOUNT OF \$83,955.00.

AWARD-VINE ST. /
CLUFF AVE. STORM
DRAIN

The City Manager presented the following bids which had been received for Vine Street Storm Drain, Beckman Road to Cluff Avenue, Cluff Avenue Storm Drain, Vine Street to Industrial Way as follows:

RES. NO. 78-121

BIDDER	AMOUNT	
	Alternate 1	Alternate 2
E. P. Construction, Inc.	\$ 49,520.00	\$134,350.00
Toni Construction, Inc.	\$ 56,560.00	\$125,285.00
Forest Land Grading & Paving	\$ 67,660.00	\$143,620.00
R. D. Engineering	\$ 69,304.00	\$141,890.00
Huffman-Sullivan, Inc.	\$117,481.38	\$206,357.12

Following recommendation of the City Manager, Council adopted the following resolution:

RESOLUTION NO. 78-121

RESOLUTION AWARDING THE BID FOR "VINE STREET STORM DRAIN, BECKMAN ROAD TO CLUFF AVENUE, AND CLUFF AVENUE STORM DRAIN, VINE STREET TO INDUSTRIAL WAY" TO TONI CONSTRUCTION, INC., THE LOW BIDDER, IN THE AMOUNT OF \$125,285.00.

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AWARD-CONTRACT
FOR 350 MCM ALUM.
600 VOLT XLP
TRIPLEX CABLE

The following bids which had been received for
350 MCM alum. 600-volt XLP Triplex Cable
were presented to the City Council by City Manager
Glaves:

RES. NO. 78-122

<u>BIDDER</u>	<u>AMOUNT</u>
G. E. Supply Co.	\$36,432.20
Westinghouse Electric Supply Co.	\$36,543.50
Graybar Electric	\$37,433.90
Valley Electric Co.	\$37,656.50
Anixter-San Francisco	\$39,029.20

Following recommendation of City Manager Glaves
Council adopted the following resolution:

RESOLUTION NO. 78-122

RESOLUTION AWARDED THE CONTRACT FOR
35,000 FEET OF 350 MCM TRIPLEX CABLE TO
G. E. SUPPLY CO., THE LOW BIDDER, IN THE
AMOUNT OF \$36,432.20.

AWARD-SINGLE-
PHASE PAD-
MOUNTED TRANS-
FORMERS

City Manager Glaves presented the following bids
which had been received for seventy-five padmounted
transformers as follows:

RES. NO. 78-123

	Item 1 37.5 KVA	Item 2 50 KVA	Item 3 75 KVA	Total Items 1-3
<u>BIDDER</u>	<u>(5)</u>	<u>(40)</u>	<u>(30)</u>	<u>Incl. Tax</u>
Westinghouse Elec. Supply Co.	\$3,075	\$26,560	\$27,150	\$60,192.10
Valley Electric Co.	3,385	28,560	27,390	62,895.10
Kuhlman Electric Co.	3,605	29,400	28,500	65,195.30
R.T.E. Corp.	3,155	29,480	30,270	66,679.30
A.B. Chance Co.	3,535	31,280	28,860	67,495.50
G. E. Supply Co.	3,640	30,800	30,000	68,306.40
Graybar Electric Co.	3,725	31,520	30,660	69,859.30

Following recommendation of the City Manager,
Council adopted the following resolution:

RESOLUTION NO. 78-123

RESOLUTION AWARDED THE BID FOR SEVENTY-
FIVE PADMOUNTED TRANSFORMERS TO
WESTINGHOUSE ELECTRIC SUPPLY CO. IN THE
AMOUNT OF \$60,192.10.

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AWARD-15-KV
ALUMINUM XLP
CABLEThe following bids which had been received for
15-KV Aluminum XLP Cable were presented by
City Manager Graves:

RES. NO. 78-124	Item 1 40,000 ft. #2 Alum. (1)	Item 2 15,000 ft. 2/0 Alum. (2)	Item 3 9,000 ft. 750 MCM Alum. (3)	Sum of Item 1-3
BIDDER				
G. E. Supply Co.	\$22,556.80	\$10,891.50	\$20,921.22	\$54,369.52
Westinghouse Electric Supply Co.	22,999.88	10,684.80	20,797.20	54,481.88
Valley Electric Co.	23,616.80	10,971.00	21,369.60	55,957.40
Graybar Electric Co.	23,447.20	12,974.40	20,720.88	57,142.48
Hendrix Wire & Cable	25,185.60	11,686.50	24,250.68	61,122.78
Anixter-San Francisco	25,833.47	11,018.70	No Bid	36,852.17

Following recommendation of the City Manager,
Council adopted the following resolution:

RESOLUTION NO. 78-124

RESOLUTION AWARDING THE BID FOR 15-KV
ALUMINUM XLP CABLE ON AN ITEM-BY-ITEM
BASIS AS FOLLOWS:

Item 1 - 40,000 feet of #2 Alum. - G. E. Supply Co.	\$22,556.80
Item 2 - 15,000 feet of 2/0 Alum. - Westinghouse Electric	10,684.80
Item 3 - 9,000 feet of 750 MCM - Westinghouse Electric	20,797.20
	<u>\$54,038.80</u>

ACCEPTANCE OF
2240, 2244, 2248,
2304 COCHRAN
ROAD

RES. NO. 78-128

City Manager Graves apprised the City Council that
the Development Improvements in the development
at 2240, 2244, 2248, and 2304 Cochran Road have
been completed in substantial conformance with the
requirements of the Development Agreement between
the City of Lodi and Chris R. Keszler, dated
December 15, 1977 and as specifically set forth in
the plans and specifications approved by the City
Council.

RESOLUTION NO. 78-128

RESOLUTION ACCEPTING THE IMPROVEMENTS AND
STREETS INCLUDED IN THE DEVELOPMENT AT
2240, 2244, 2248, and 2304 COCHRAN ROAD.

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ACCEPTANCE OF
STREET IMPROVE-
MENTS FRONTING
340 S. LWR.SACTO.
RD. & DIABLO CT.

RES. NO. 78-129

City Manager Glaves apprised the City Council that Mr. Ken Lobaugh has constructed the street improvements fronting 340 S. Lower Sacramento Road and 2431 Diablo Court in substantial conformance with the requirements of the encroachment permit and as specifically set forth in the plans and specifications for this project.

RESOLUTION NO. 78-129

RESOLUTION ACCEPTING THE STREET IMPROVEMENTS FRONTING 340 S. LOWER SACRAMENTO ROAD AND 2431 DIABLO COURT WHICH WERE INSTALLED BY MR. LOBAUGH OUTLINED UNDER THE ENCROACHMENT PERMIT DATED MARCH 18, 1976.

ACCEPTANCE OF
ALMOND DRIVE
STORM DRAIN

COUNCIL ACCEPTED THE IMPROVEMENTS IN "ALMOND DRIVE STORM DRAIN, STOCKTON STREET TO CHEROKEE LANE" AND DIRECTED THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF COMPLETION WITH THE COUNTY RECORDER'S OFFICE.

SUBDIVISION PAVING-
1978 ACCEPTED

THE CITY COUNCIL ACCEPTED THE IMPROVEMENTS IN "SUBDIVISION PAVING - 1978" AND DIRECTED THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF COMPLETION WITH THE COUNTY RECORDER'S OFFICE.

SPECS FOR TRACTOR
LOADER/BACKHOE
APPRVD.

THE CITY COUNCIL APPROVED SPECIFICATIONS FOR A WATER/SEWER DEPARTMENT TRACTOR LOADER/BACKHOE AND AUTHORIZED THE PURCHASING AGENT TO ADVERTISE FOR BIDS THEREON.

SPECS FOR THREE-
PHASE PADMOUNTED
TRANSFORMER
APPRVD.

COUNCIL APPROVED SPECIFICATIONS FOR THE PURCHASE OF ONE 750 KVA THREE PHASE PADMOUNTED TRANSFORMER AND AUTHORIZED THE PURCHASING AGENT TO ADVERTISE FOR BIDS THEREON.

SPECS FOR PICKUP
TRUCK FOR WHITE
SLOUGH APPRVD.

COUNCIL APPROVED SPECIFICATIONS FOR ONE 1979 CONVENTIONAL PICKUP TRUCK AND AUTHORIZED THE PURCHASING AGENT TO ADVERTISE FOR BIDS THEREON.

INSTRUMENT MAINTENANCE CONTRACT AT WHITE SLOUGH WATER POLLUTION CONTROL FACILITIES

COUNCIL AUTHORIZED STAFF TO COMMENCE NEGOTIATIONS WITH HONEYWELL, INC. FOR NEXT YEAR'S INSTRUMENT MAINTENANCE CONTRACT AT WHITE SLOUGH WATER POLLUTION CONTROL FACILITIES, WHICH CONTRACT WILL COVER THE PERIOD OF NOVEMBER 1, 1978 TO OCTOBER 31, 1979 AND WILL BE IN THE AMOUNT OF APPROXIMATELY \$13,000.

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COMPLETION DATE
FOR DOWNTOWN
UNDERGROUND
DISTRICT NO. 4
EXTENDED

Council was apprised that City of Lodi Resolution No. 4368 adopted July 6, 1977 ordered the removal of all poles, overhead wires and associated overhead structures, and underground installation of wires and facilities for supplying electric, communication or similar or associated service within Underground Utility District No. 4 on or before December 31, 1978. The installation of substructures was completed by an outside contractor in June of this year.

As a result of increased workload and a departmental vacancy for over thirteen months, the Utility Department is unable to comply with the schedule of work. Staff requested a four-month time extension to complete the project.

COUNCIL, BY MOTION ACTION, EXTENDED THE REQUIRED COMPLETION DATE OF DOWNTOWN UNDERGROUND DISTRICT NO. 4 FROM DECEMBER 31, 1978 TO APRIL 30, 1979.

ACCEPTANCE OF
WESTWIND
SUBDIVISION

RES. NO. 78-125

Councilman Katzakian asked to abstain from discussion and voting on the following item because of a possible conflict of interest.

City Manager Graves apprised the Council that the subdivision improvements in Westwind Subdivision have been completed in substantial conformance with the requirements of the Subdivision Agreement between the City of Lodi and Gordon B. Roget, W. G. Fessler, Walter E. Howen and Elmer Necker, dated September 28, 1977 and as specifically set forth in the plans and specifications approved by the Lodi City Council.

On motion of Councilman Katnich, McCarty second, Council adopted Resolution No. 78-125 accepting the subdivision improvements and streets included in Tract No. 1285, WESTWIND by the following vote:

Ayes: Councilmen - Hughes, Katnich, McCarty and Pinkerton

Noes: Councilmen - None

Abstain: Councilmen - Katzakian

Absent: Councilmen - None

Councilman Katzakian asked to abstain from discussion and voting on the following matter because of a possible conflict of interest.

ACCEPTANCE OF
DEVELOPMENT AT
2323 W. VINE ST.

RES. NO. 78-126

The City Manager apprised the City Council that the development improvements at the development located at 2323 W. Vine Street have been completed in substantial conformance with the requirements of the Development Agreement between the City of Lodi and Gordon B. Roget, W. G. Fessler, Walter E. Howen and Elmer Necker, dated September 28, 1977 and as specifically set forth in the plans and specifications approved by the City Council.

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ACCEPTANCE OF
DEVELOPMENT
AT 2323 W. VINE
STREET

RES. NO. 78-126
(Continued)

On motion of Councilman Katnich, McCarty second, Council adopted Resolution No. 78-126 accepting the development improvements and streets included in the development at 2323 W. Vine Street by the following vote:

Ayes: Councilmen - Hughes, Katnich,
McCarty and Pinkerton

Noes: Councilmen - None

Abstain: Councilmen - Katzakian

Absent: Councilmen - None

Councilman Katzakian asked to abstain from discussion and voting on the following matter.

ACCEPTANCE OF
2424 - 2440
COCHRAN ROAD

RES. NO. 78-127

Council was apprised that the development improvements in the development located at 2424 - 2440 Cochran Road have been completed in substantial conformance with the requirements of the Development Agreement between the City of Lodi and Aladdin Real Estate, Inc., dated June 7, 1977 and as specifically set forth in the plans and specifications approved by the City Council.

On motion of Councilman Katnich, McCarty second, Council adopted Resolution No. 78-127 accepting the improvements and streets included in the development at 2424 - 2440 Cochran Road by the following vote:

Ayes: Councilmen - Hughes, Katnich,
McCarty and Pinkerton

Noes: Councilmen - None

Abstain: Councilmen - Katzakian

Absent: Councilmen - None

HAM LANE
ALIGNMENT

Agenda Item "s" - "Ham Lane Alignment" was introduced by City Manager Graves.

Public Works Director Ronsko then presented a letter that had been received from George S. Nolte and Associates responding to a Staff request to analyze the intersections of Ham Lane at Elm Street and Ham Lane at Lodi Avenue for two alternate lane configuration/signal phasing concepts being considered for the Ham Lane widening project: 1) two through lanes on each Ham Lane approach with separate northbound and southbound (split) single phases; and 2) two through lanes plus left-turn lane on each Ham Lane approach with left-turn/through phase overlaps.

Their analysis indicates that, under both alternatives, current mid-day volume to capacity ratios are low and traffic would be accommodated at Service Level "A" as defined below. Increasing these volumes 25% to reflect evening peak-hour conditions still indicates level

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HAM LANE
ALIGNMENT (Contd.)

of service "A" at both intersections. Projecting these volumes to 1990 at an annual growth rate of 5%, (which produces an 80% increase) indicates that the provision of left-turn lanes will enable the intersections to function at Level of Service "C" as depicted below, whereas the elimination of left-turn lanes will result in Levels of Service "D" at Ham/Lodi and "E" at Ham/Elm.

	Alternative 1 (without left-turn lanes)			Alternative 2 (with left-turn lanes)		
	1978 off-peak	1978 peak	1990 peak	1978 off-peak	1978 peak	1990 peak
<u>HAM & ELM</u>						
Volume/Capacity Ratio	0.41	0.51	0.92	0.31	0.39	0.71
Level of Service	A	A	E	A	A	C
<u>HAM & LODI</u>						
Volume/Capacity Ratio	0.39	0.48	0.87	0.32	0.40	0.72
Level of Service	A	A	D	A	A	C

Mr. Ronsko concluded his remarks by stating that it would appear to be reasonable under present conditions to widen the street without providing left-turn pockets at Elm Street and Lodi Avenue if the Elm Street and Lodi Avenue signals are converted to 3-way signals. The cost of these modifications would be negligible.

Lengthy Council discussion followed with questions being directed to Staff.

The following persons in the audience addressed the Council on the subject:

- a) Dennis Kempf, 110 S. Ham Lane asked if street lighting would be included as part of the widening project.
- b) Lois Borchardt, 1214 W. Oak Street, Lodi would like the City Council to seriously consider the possibility of limiting truck traffic on Ham Lane.
- c) Fred Schmidt speaking on behalf of his parents who reside on Ham Lane proposed aligning Ham Lane to curve westerly to the Zion Reformed Church and then back to Lodi Avenue.
- d) Wes Schimke, speaking on behalf of his parents who reside at 138 S. Ham Lane stated that he doesn't feel the traffic volume is any heavier now than it was a few years ago and feels it is unjust to take away parking from in front of their homes.

Additional discussion followed.

On motion of Councilman Katnich, McCarty second, Council voted not to proceed with the proposed Ham Lane Improvement Project by the following vote:

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Ayes: Councilmen - Katnich, McCarty
and Pinkerton

Noes: Councilmen - Hughes and Katzakian

Absent: Councilmen - None

Councilman Katzakian asked to abstain from voting on the following matter because of a possible conflict of interest.

APPROVAL OF 1711 -
1721 S. STOCKTON
ST.

The improvement plans and the improvement security for the development located at 1711 and 1721 S. Stockton Street were presented by City Manager Graves for Council's approval. Council was apprised that this is a development of 1.1 acres lying on the west side of Stockton Street, south of Maxwell Street. The development is zoned M-2 and contains 2 industrial lots. The developers, Ronald B. Thomas, et al, have completed all the requirements necessary for development.

On motion of Councilman Katnich, McCarty second, Council approved the improvement plans and the improvement security for the development located at 1711 and 1721 S. Stockton Street and authorized the City Manager to sign the Development Agreement and the Electrical Utility Agreement on behalf of the City. The motion carried by the following vote:

Ayes: Councilmen - Hughes, Katnich,
McCarty and Pinkerton

Noes: Councilmen - None

Abstain: Councilmen - Katzakian

Absent: Councilmen - None

APPROVAL AGREE-
MENT AND MAP -
MOKELUMNE
VILLAGE SUBDV.

The final map, the improvement plans, and the improvement security for Tract No. 1444 - Mokelumne Village were presented for Council's approval. Council was apprised that this is a subdivision of 32.5 acres lying north of Turner Road between the SPRR tracks and the 99 Freeway. This subdivision is zoned R-1 and R-LD and contains 90 single-family lots, and 24 duplex lots. The developers, Sanguinetti and Arnaiz Development Co., Inc. have completed all the requirements specified by the Planning Commission in the approval of the tentative map on January 23, 1978.

Discussion followed with questions being directed to Staff.

On motion of Councilman Katnich, Katzakian second, Council established the following findings for the Mokelumne Village Final Map:

1. That the proposed Tentative Map is consistent with the Adopted Land Use-Circulation, Open Space-Conservation and Interim Housing Elements;

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APPROVAL
AGREEMENT, MAP
MOKELUMNE
VILLAGE SUBDV.
(Contd.)

2. that the approval of the Tentative Map will not adversely affect an area of concern which the proposed Safety, Seismic Safety and Noise Elements, as specified in the State General Plan Guidelines, are intended to mitigate;
3. that the design and improvement of Industrial Way Business Park is consistent with the Adopted Elements of the General Plan and does not adversely affect an area of concern which the proposed elements are intended to mitigate;
4. that the site is physically suited for the proposed density of development;
5. that the site is physically suited for the proposed type of development;
6. that the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat;
7. that the design of the subdivision or the type of improvements is not likely to cause serious public health problems; and
8. that the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the subdivision.

On motion of Councilman Katnich, Katzakian second, Council approved the improvement plans, the improvement security, and the final map for Tract No. 1444 - Mokelumne Village Subdivision and authorized the City Manager to execute the Subdivision Agreement, the Sanitary Sewer Extension Reimbursement Agreement and the Electrical Utility Agreement on behalf of the City.

AGREEMENT FOR
CONSTRUCTION
EASEMENT WITH
SPIVOCK & SPIVOCK
APPRVD.

City Manager Graves apprised the City Council that the Mokelumne Village Subdivision is required to install a sanitary sewer line from its subdivision to the intersection of Calaveras Drive and Pioneer. In doing so, it is crossing a parcel of land owned by Spivock and Spivock, of Stockton. In addition, the City of Lodi is installing a storm drain which drains not only the Mokelumne Village Subdivision, but also ties into an existing line at Calaveras and Pioneer. This line also passes through the same parcel of land.

The engineers for Mokelumne Village have prepared an easement covering the installation of these two lines and the City has prepared an agreement regarding that public utility easement and adequate construction areas for the contractor in installing the two lines. The easements are tied to the proposed development of Colony Park and will lie generally in the street, but, on occasion, adjacent to a future lot line.

A diagram depicting the subject area was presented by Public Works Director Ronsko for Council's perusal.

AGREEMENT FOR
CONSTRUCTION
EASEMENT WITH
SPIVOCK & SPIVOCK
APPRVD.
(Con'td)

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Discussion followed with questions being directed to Staff.

On motion of Councilman Hughes, Katnich second, Council approved the proposed agreement between the City of Lodi and Spivock and Spivock covering a construction easement and authorized the City Manager to execute the subject agreement on behalf of the City.

DONATION OF
PARCOURSE FOR
BECKMAN PARK
RECEIVED FROM
LODI CIVITAN CLUB

Council was apprised by City Manager Graves that the Lodi Civitan Club had recently presented the City with a check in the amount of \$3,587.99 to cover material costs for a Parcourse to be installed at Beckman Park.

Council was informed that a Parcourse is a physical fitness type obstacle course that is designed to make getting into condition more interesting and sets objectives and goals. The installation of the Parcourse would be done through the combined efforts of the Parks Department employees and Civitan Club volunteers.

On motion of Councilman Katzakian, Katnich second, Council accepted the donation from the Lodi Civitan Club, toward a Parcourse and directed the City Clerk to forward a letter of appreciation to the Club for its very generous gift.

COUNCIL SUPPORTS
RESOLUTION OF
CITY OF ADELANTO
RE INCREASING
BURDEN OF STATE
MANDATED COSTS
UPON CITIES

City Manager Graves presented for Council's scrutiny a copy of a letter from the City of Adelanto to which was attached a copy of City of Adelanto's Resolution No. 78-39 establishing its strong opposition to the lack of the State of California's concern for the impact of State mandated costs.

Following discussion, on motion of Mayor Pinkerton, Katnich second, Council expressed its endorsement and support of the subject resolution and directed the City Clerk to forward a letter to the City of Adelanto advising of the City's action in this matter.

AGREEMENT WITH
LODI UNIFIED SCHOOL
DISTRICT WHEREBY
CITY AGREES TO PRO-
VIDE MOWING
SERVICES FOR
VARIOUS ATHLETIC
AREAS APPRVD.

A proposed Agreement between the City of Lodi and the Lodi Unified School District of San Joaquin County whereby the City agrees to provide mowing services for the Lodi Unified School District at the following athletic field areas only, for the period beginning October 15, 1977 and ending October 15, 1979 was presented for Council's perusal:

Lodi High School
Tokay High School (New Campus)
Tokay High School (Old Campus)
Woodbridge School
Heritage School

RES. NO. 78-130

Following Council discussion, with questions being directed to Staff, Council, on motion of Councilman Katzakian, Hughes second adopted Resolution No. 78-130 approving the agreement with the Lodi Unified School District whereby the City agrees to provide

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MOWING SERVICES
RES. NO. 78-130
(Contd.)

mowing services to various athletic areas heretofore listed for the period beginning October 15, 1977 and ending October 15, 1979.

ORDINANCE
RELATING TO
PERMIT PARKING
ON DESIGNATED
STREETS INTRO.

A proposed ordinance entitled "An Ordinance Amending Lodi City Code Chapter 14, 'Motor Vehicles and Traffic' by adding a new section thereto relating to permit parking on designated streets" was presented for Council's perusal and comment by City Attorney Mullen.

ORD. NO. 1158
INTRO.

Discussion followed with questions being directed to the City Attorney and City Manager.

Councilman Katnich moved for introduction of Ordinance No. 1158, entitled "An Ordinance Amending the Lodi City Code Chapter 14, 'Motor Vehicles and Traffic' by adding a new section thereto relating to permit parking on designated streets", which ordinance is to include a renewal fee for permits of \$1.00. The motion was seconded by Councilman Katzakian and carried by the following vote:

Ayes: Councilmen - Hughes, Katnich,
Katzakian, McCarty
and Pinkerton

Noes: Councilmen - None

Absent: Councilmen - None

DIAL-A-RIDE
PROGRAM UPDATE

An update report on Lodi's Dial-A-Ride Program as prepared by William B. Welch, Senior Transportation Planner for JHK & Associates was presented by Assistant City Manager Glenn.

Mr. Welch stated that profits for the cab company have increased since his last report which would indicate that the City Cab Company has brought its costs into line with revenues and has rectified the situation that occurred earlier in the year when too many vehicles and drivers were assigned to the Dial-A-Ride Program in relation to demand evident at that time.

Mr. Welch further stated that the available data shows that the City Cab Company is managing the Dial-A-Ride operation well. A continuation of this trend should produce an attractive profit picture by the end of the year and should demonstrate that the current reimbursement rate of \$1.90 per passenger provides a fair rate of return.

ENERGY CONSERVATION PROGRAM
CONDITIONALLY
APPRVD.

Council was reminded by the City Manager that on July 19, 1978, it had approved an Energy Conservation Program and authorized two new positions to be certified; an Energy Conservation Coordinator and an Energy Conservation Advisor, both positions to be grant fundable.

RES. NO. 78-131

Minutes of September 20, 1978, continued

ENERGY CONSERVA-
TION PROGRAM
(Contd.) RES. 78-131

Council was advised that the City has, in conjunction with NCPA, developed a contract for the City of Lodi to contract with NCPA to develop and initiate a residential energy conservation and insulation information program.

A proposed contract and budget for this program was presented for Council's perusal. Council was advised that the City will be reimbursed 75% of the costs expended each month and upon completion of the program will be reimbursed the other 25%.

Further information concerning the matter was presented by Assistant City Manager Glenn and Utility Director W. C. Lewis.

A lengthy discussion followed with questions being directed to Staff.

On motion of Councilman Hughes, Katzakian second, Council adopted Resolution No. 78-131 conditionally approving the contract for the Energy Conservation Program funded by NCPA through a State Grant stipulating that the City work in coordination with P.G.&E. and any other conservation agency in the implementation of such a program; that the program be approved for one year; that no contribution be made to Deferred Compensation for the positions authorized under this program; that Staff check into requirements for contributions to PERS for the positions authorized under this program; and that the program not exceed the proposed budget of \$46,225.00. The motion further authorized the Mayor and City Clerk to execute the contract on behalf of the City; authorized the City Manager to enter into contracts for an Energy Conservation Coordinator and an Advisor and authorized the transfer of \$12,000 from the Contingency Fund to provide start-up funds for the program.

The motion carried by the following vote:

Ayes: Councilmen - Hughes, Katnich, Katzakian,
and Pinkerton

Noes: Councilmen - McCarty

Absent: Councilmen - None

CITY MANAGER
AUTHORIZED TO
PROCEED WITH
RECRUITMENT OF
UTILITY SERVICES
OPERATORS

MEMORANDUMS OF
UNDERSTANDING
REC'D FOR FILING

Following introduction of the matter by City Manager Graves, and lengthy Council discussion with questions being directed to Staff, Council on motion of Councilman Katnich, Katzakian second, authorized the City Manager to proceed with the recruitment of two Utility Services Operators and a Load Dispatcher.

On motion of Councilman Katnich, Katzakian second, Council received for filing Memorandums of Understanding with IBEW, the Maintenance and Operators Unit, and the San Joaquin County Employees Association following a brief summation of each document by Assistant City Manager Glenn.

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RES. NO. 78-132
RES. AMENDING RULES
FOR PERSONNEL
ADMINISTRATION

Following summation of each of the following resolutions by Assistant City Manager Glenn, Council took the following action:

On motion of Councilman Katzakian, Katnich second, Council adopted Resolution No. 78-132 - "Resolution Amending 'Rules for Personnel Administration Rule 9, Section 6, re Holidays Observed by City of Lodi Employees'".

RES. NO. 78-133
RES. APPROVING
PAYMENT OF
MEDICAL & DENTAL
INSURANCE
PREMIUMS

On motion of Councilman Katzakian, Pinkerton second, Council adopted Resolution No. 78-133 - "Resolution approving payment of medical and dental insurance premiums".

RES. NO. 78-134
RES. ESTABLISHING
A ONE-YEAR
PROBATION PERIOD
FOR CITY EMPLOYEES

On motion of Councilman Katzakian, Katnich second, Council adopted Resolution No. 78-134 - "Resolution Establishing a one-year probation period for City Employees".

ORDINANCES

ORDINANCE ADOPTING
THE "NATIONAL
ELECTRICAL CODE,
1978 EDITION"

Ordinance No. 1155 entitled "An Ordinance Adopting the 'National Electrical Code', 1978 Edition which Code regulates the installation, alteration, or addition of electrical wiring, devices, appliances, or equipment in the City of Lodi; and repealing sections 9-1, 9-16 and 9-17 of the Code of the City of Lodi, and all other ordinances and parts of ordinances in conflict therewith" having been introduced at a regular meeting held September 6, 1978 was brought up for passage on motion of Councilman Katzakian, Pinkerton second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted, and ordered to print by the following vote:

Ayes: Councilmen - Hughes, Katnich, Katzakian, McCarty and Pinkerton

Noes: Councilmen - None

Absent: Councilmen - None

ORDINANCE ADOPTING
THE "UNIFORM HOUSING
CODE, 1976
EDITION"

Ordinance No. 1156 - entitled "An Ordinance Adopting the 'Uniform Housing Code', 1976 Edition, which Code provides for the minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public and the owners and occupants of residential buildings; providing penalties for violation thereof; repealing Sections 11A-1 through 11A-3 inclusive of the Code of the City of Lodi and all other ordinances and parts of ordinances in conflict therewith", having been introduced at a regular meeting held September 6, 1978 was brought up for passage on motion of Councilman Katzakian, Katnich second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted, and ordered to print by the following vote:

ORD. NO. 1156
ADOPTED

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ORD. NO. 1156
ADOPTED(Contd.)

Ayes: Councilmen - Hughes, Katnich,
Katzakian, McCarty and
Pinkerton

Noes: Councilmen - None

Absent: Councilmen - None

ORDINANCE ADOPTING
THE 'UNIFORM CODE
FOR THE ABATEMENT
OF DANGEROUS
BUILDINGS, 1976
EDITION"

ORD. NO. 1157
ADOPTED

Ordinance No. 1157 entitled "An Ordinance adopting the 'Uniform Code for the Abatement of Dangerous Buildings', 1976 Edition, which code provides regulations for the repair, vacation, and demolition of buildings or structures endangering the life, limb, health, property, safety and welfare of the general public and their occupants, providing procedures and penalties for the violation thereof; repealing sections 5-50 through 5-52 inclusive of the Code of the City of Lodi, and all other ordinances and parts of ordinances in conflict therewith", having been introduced at a regular meeting held September 6, 1978 was brought up for passage on motion of Councilman Katzakian, Katnich second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted, and ordered to print by the following vote:

Ayes: Councilmen - Hughes, Katnich, Katzakian,
McCarty and Pinkerton

Noes: Councilmen - None

Absent: Councilmen - None

ADJOURNMENT

There being no further business to come before the Council, Mayor Pinkerton adjourned the meeting at approximately 10:45 p.m. on motion of Councilman Katzakian, Pinkerton second.

Attest:


ALICE M. REIMCHE
CITY CLERK